

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Lake Hills, Robinswood, Phantom Lake, and Vasa Park / 67
Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 474

Range of Sale Dates: 1/1/2003 - 11/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$161,400	\$145,200	\$306,600	\$334,100	91.8%	10.72%
2005 Value	\$173,200	\$154,200	\$327,400	\$334,100	98.0%	10.61%
Change	+\$11,800	+\$9,000	+\$20,800		+6.2%	-0.11%
% Change	+7.3%	+6.2%	+6.8%		+6.8%	-0.98%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.11% and -0.98% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$166,700	\$145,400	\$312,100
2005 Value	\$178,800	\$156,200	\$335,000
Percent Change	+7.3%	+7.4%	+7.3%

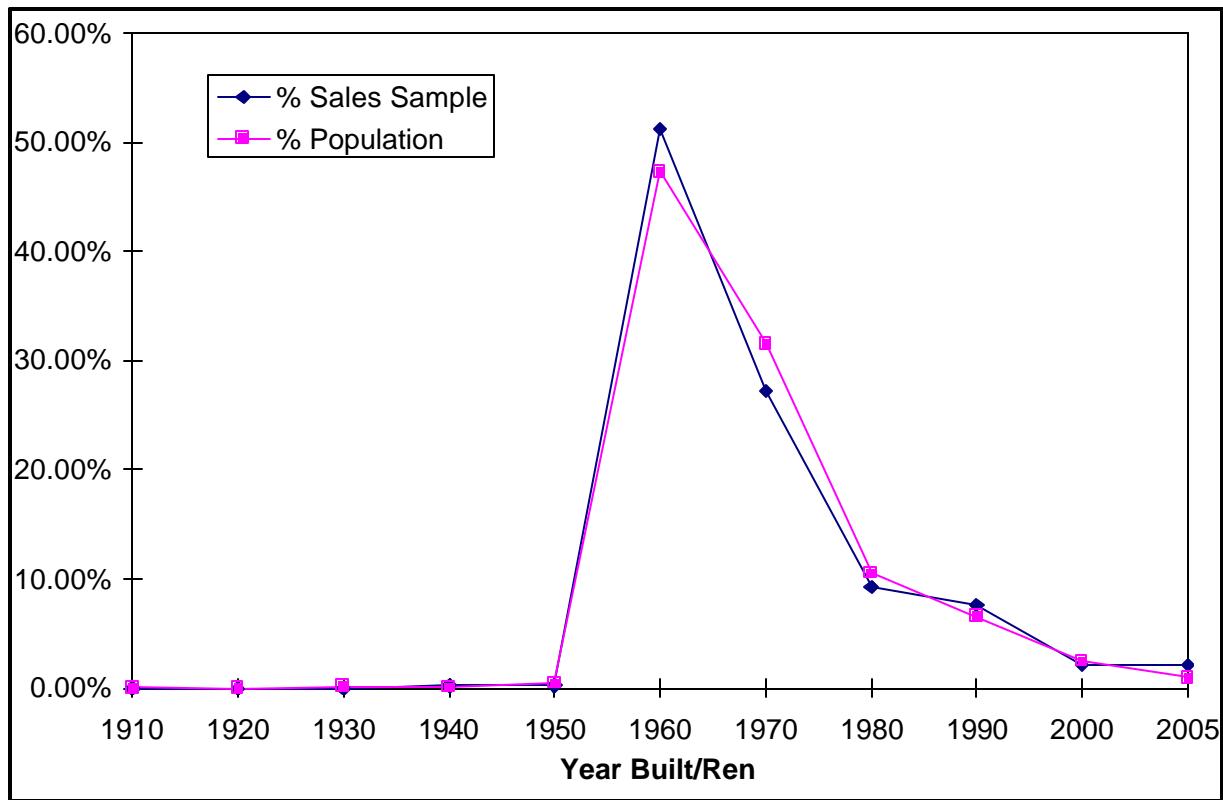
Number of one to three unit residences in the Population: 4270

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis showed that variance in assessment ratios (Assessed Value / Sales Price) was statistically insignificant in all categories considered, with the exception of homes built after 1990, which needed no further adjustment. Therefore, a single adjustment of +7.52% was applied to all properties, except home built after 1990, which were adjusted by a factor of 1.0, with the resulting values rounded down to the next \$1,000.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

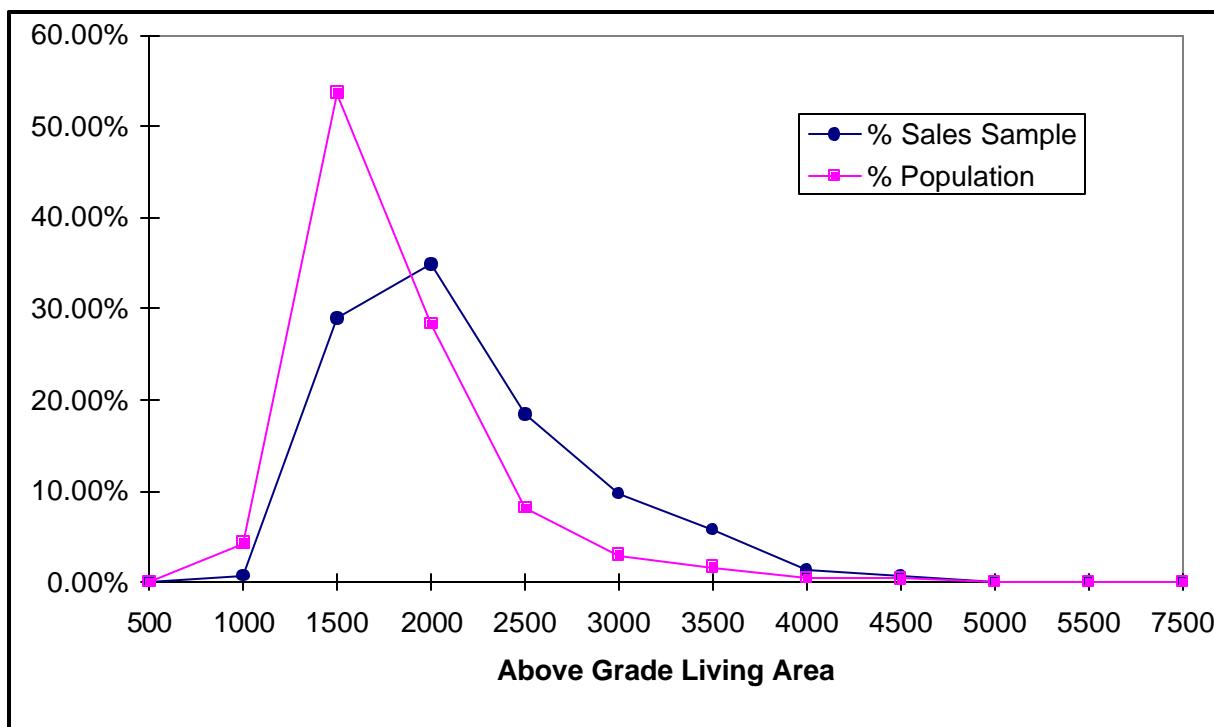
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	1	0.02%
1920	0	0.00%	1920	0	0.00%
1930	0	0.00%	1930	6	0.14%
1940	1	0.21%	1940	5	0.12%
1950	1	0.21%	1950	18	0.42%
1960	243	51.27%	1960	2019	47.28%
1970	129	27.22%	1970	1346	31.52%
1980	44	9.28%	1980	449	10.52%
1990	36	7.59%	1990	280	6.56%
2000	10	2.11%	2000	106	2.48%
2005	10	2.11%	2005	40	0.94%
	474			4270	



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Year Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

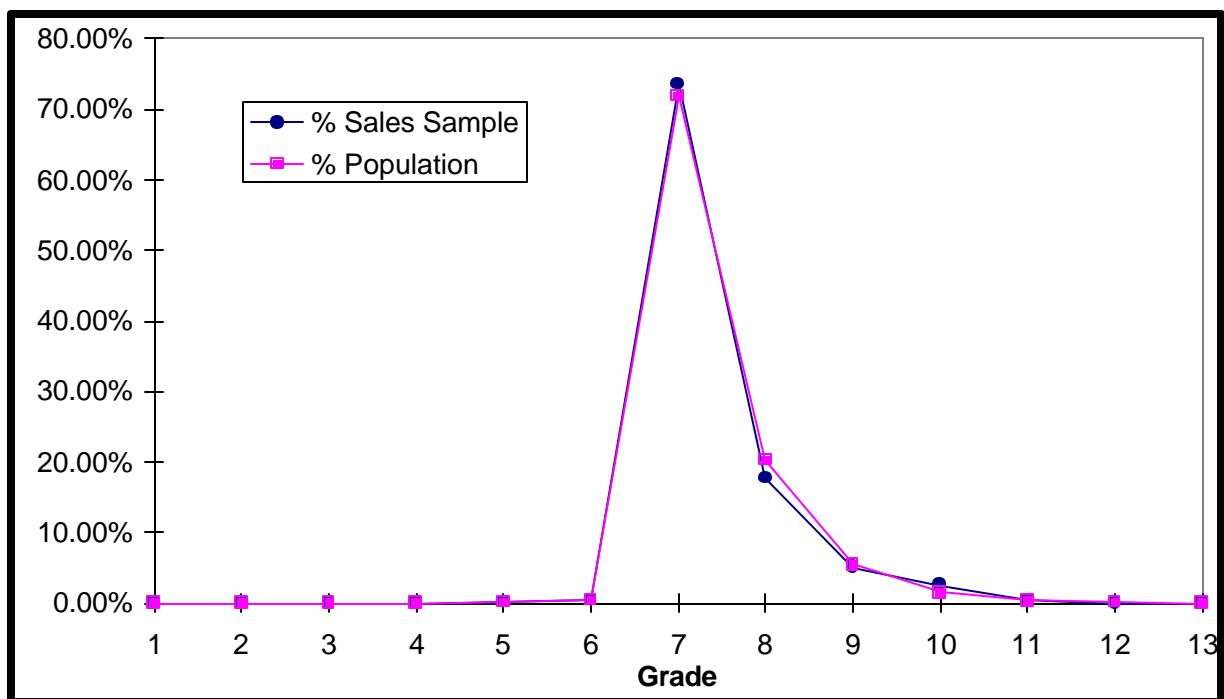
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	2	0.05%
1000	3	0.63%	1000	183	4.29%
1500	137	28.90%	1500	2291	53.65%
2000	165	34.81%	2000	1211	28.36%
2500	87	18.35%	2500	346	8.10%
3000	46	9.70%	3000	128	3.00%
3500	27	5.70%	3500	70	1.64%
4000	6	1.27%	4000	19	0.44%
4500	3	0.63%	4500	16	0.37%
5000	0	0.00%	5000	3	0.07%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	1	0.02%
	474			4270	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

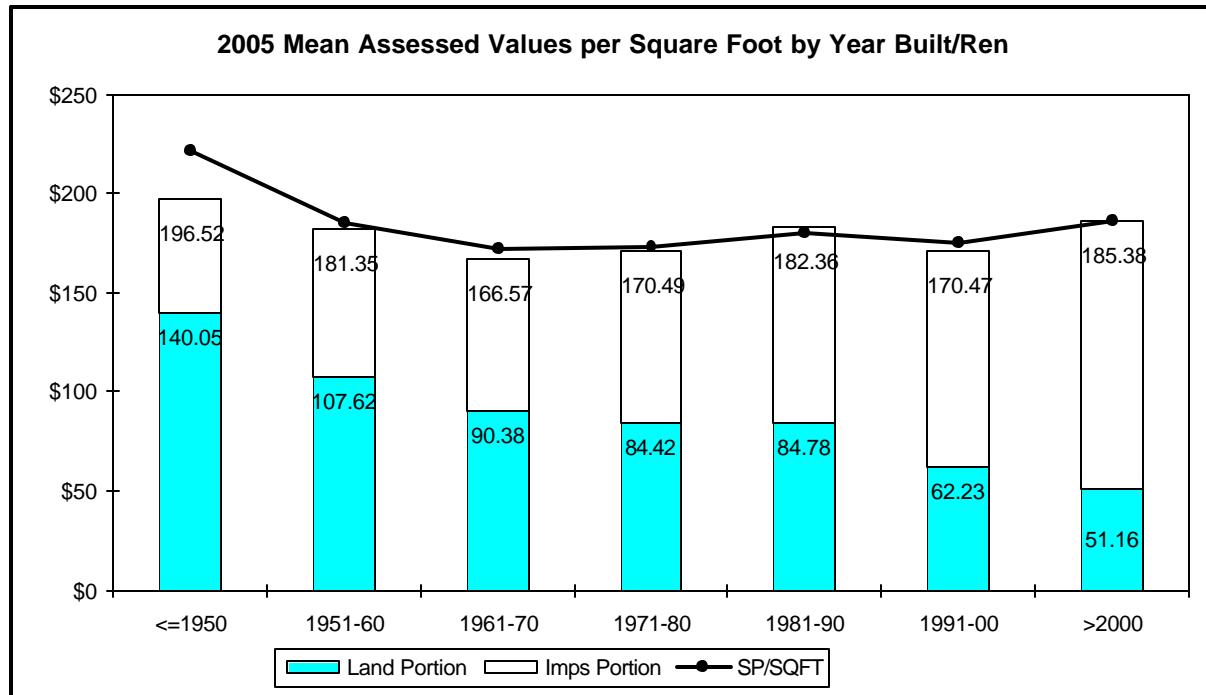
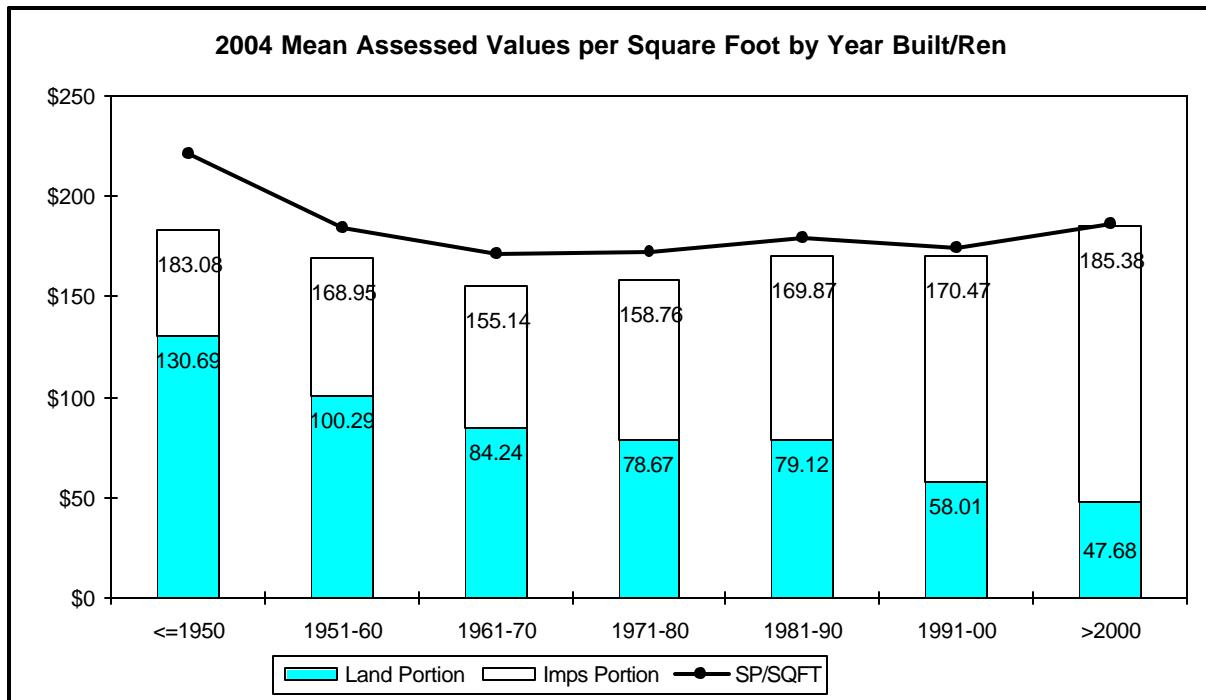
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	1	0.21%	5	4	0.09%
6	2	0.42%	6	20	0.47%
7	349	73.63%	7	3070	71.90%
8	84	17.72%	8	865	20.26%
9	24	5.06%	9	230	5.39%
10	12	2.53%	10	62	1.45%
11	2	0.42%	11	15	0.35%
12	0	0.00%	12	4	0.09%
13	0	0.00%	13	0	0.00%
474			4270		



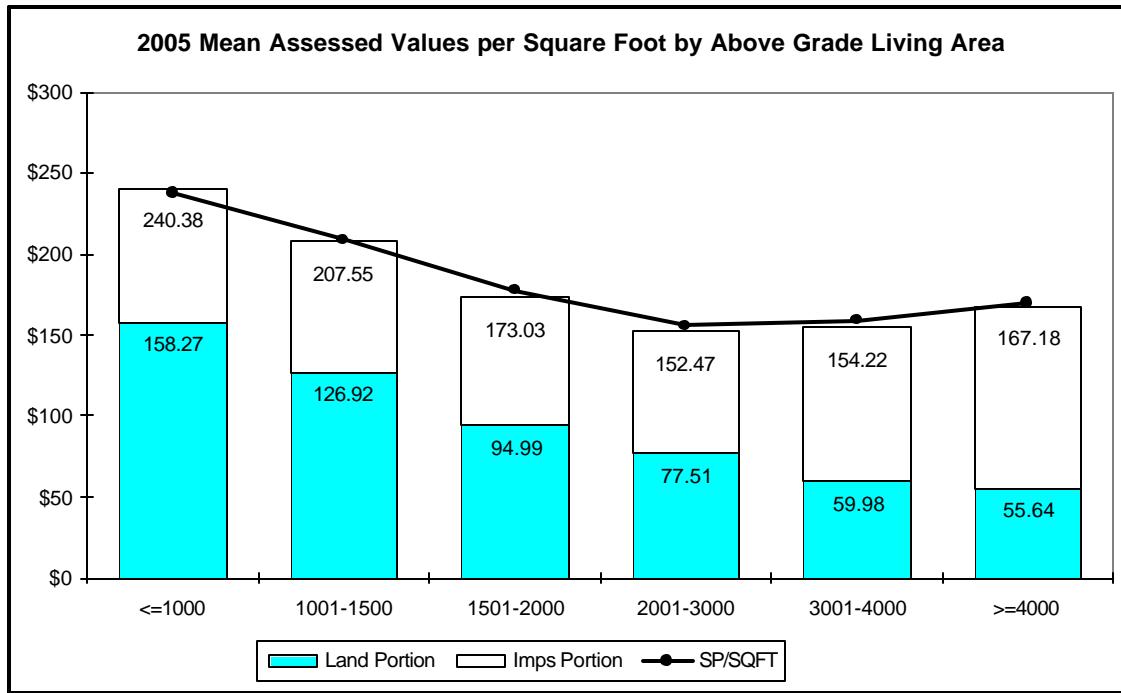
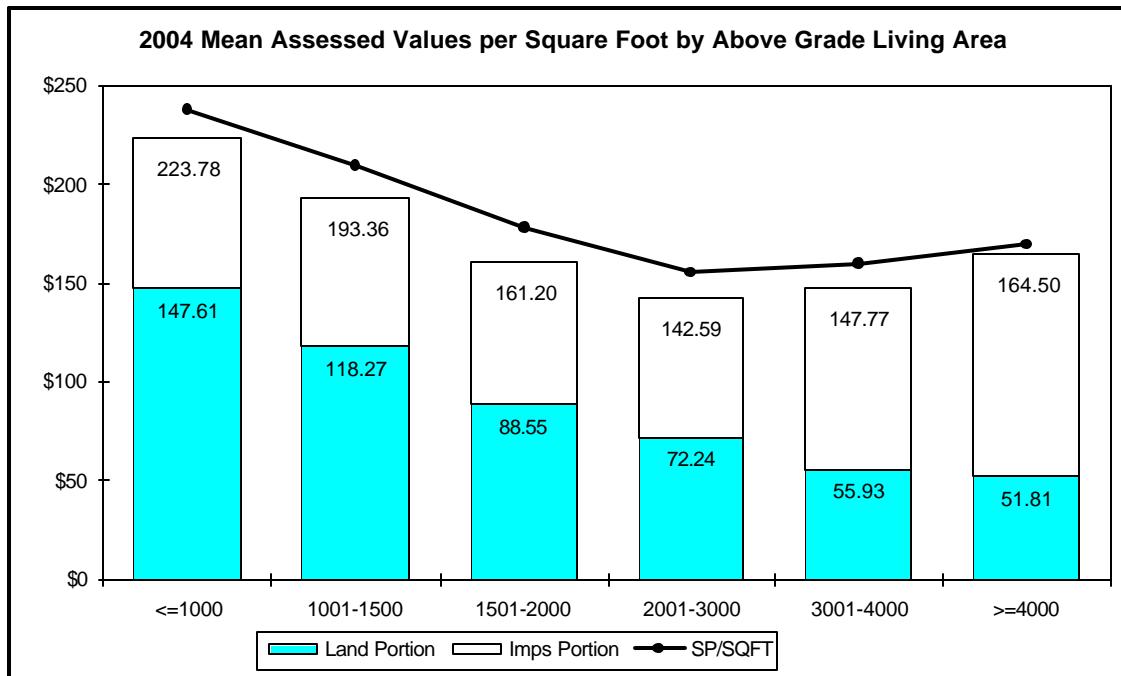
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



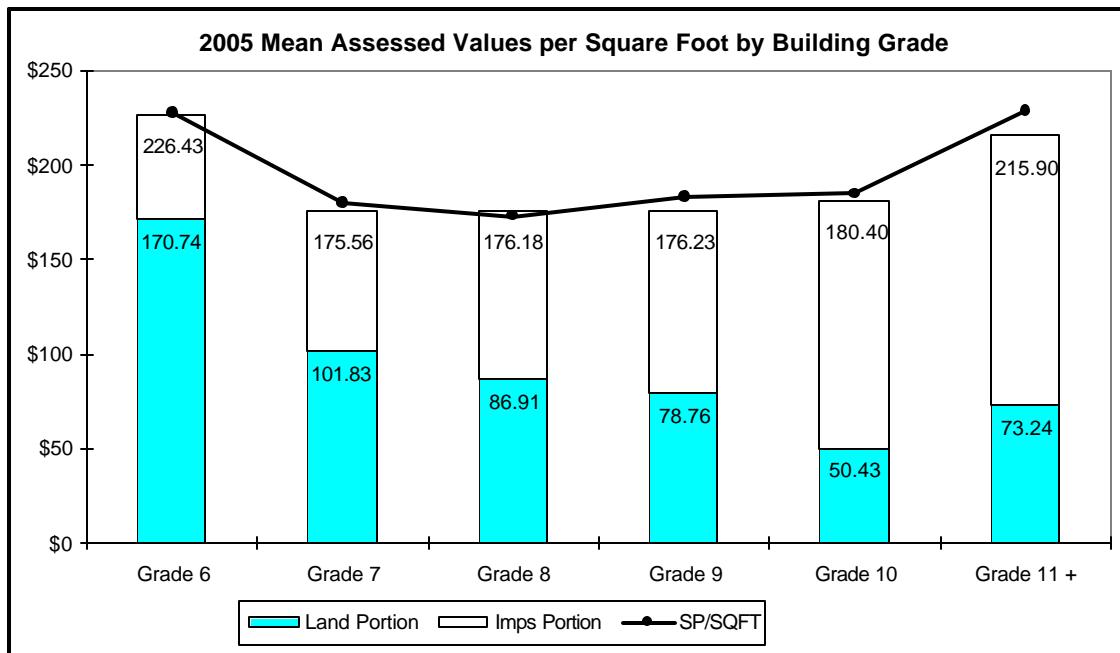
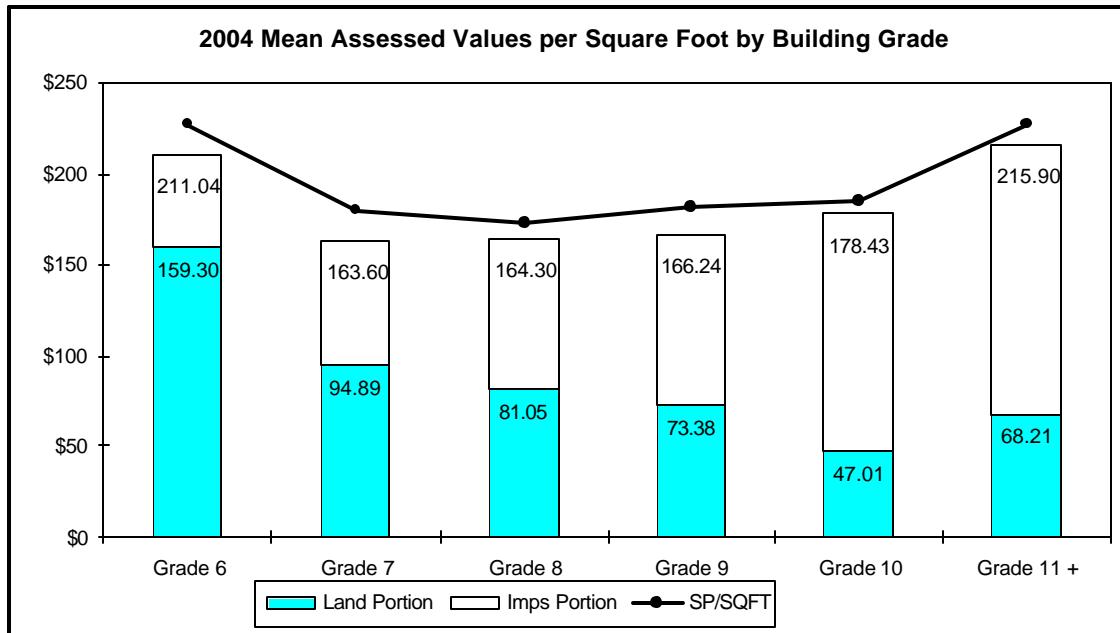
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed 1/18/2005 to test the resultant assessment level using later 2004 sales. There were 40 additional usable sales. The weighted mean ratio dropped from 98.0 to 97.2 for single family residences. The changes are insignificant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were only 2 vacant land sales available for analysis. Based on the 2 usable land sales available in the area, their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.3% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.0752, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 474 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis showed that variance in assessment ratios (Assessed Value / Sales Price) was statistically insignificant in all categories considered, with the exception of homes built after 1990, which need no further adjustment. Therefore, a single adjustment of +7.52% was

applied to all properties, except home built after 1990, which were adjusted by a factor of 1.0, with the resulting values rounded down to the next \$1,000.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / 0.930$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, then $2005 \text{ Total Value} = 2004 \text{ Total Value} / .930$ (rounded down), Then, $2005 \text{ Imps Value} = 2005 \text{ Total} - 2005 \text{ Land}$.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then: $2005 \text{ Total Value} = 2004 \text{ Total Value} / .930$ (rounded down), then, $2005 \text{ Imps Value} = 2005 \text{ Total} - 2005 \text{ Land}$.
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There are no Mobile Home in area 67.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 67 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.53%

Comments

96.5% of the population of 1 to 3 family homes in the area are adjusted by the overall (7.53%) alone. (4124 Properties)

Properties with homes built after 1990 will receive no adjustment. There are 20 sales, 146 in the population. 3.5% of the population will receive no adjustment.

Area 67 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	3	0.922	0.989	7.3%	0.547	1.431
7	349	0.905	0.971	7.3%	0.960	0.982
8	84	0.947	1.015	7.2%	0.994	1.035
9	24	0.911	0.965	6.0%	0.915	1.015
10+	14	0.961	0.970	0.9%	0.939	1.000
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1960	245	0.911	0.978	7.3%	0.964	0.991
1961-1970	129	0.903	0.970	7.4%	0.951	0.988
1971-1980	44	0.918	0.986	7.4%	0.951	1.021
1981-1990	36	0.939	1.008	7.4%	0.981	1.036
1991-2000	10	0.980	0.980	0.0%	0.907	1.053
>2000	10	0.992	0.992	0.0%	0.946	1.039
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	1	0.737	0.791	7.3%	NA	NA
Average	254	0.911	0.968	6.3%	0.955	0.981
Good	208	0.924	0.992	7.4%	0.978	1.006
Very Good	11	0.983	1.055	7.4%	0.988	1.122
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	403	0.912	0.978	7.3%	0.968	0.988
1.5	10	0.953	1.023	7.3%	0.953	1.094
2	61	0.940	0.982	4.4%	0.956	1.008

Area 67 Annual Update Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

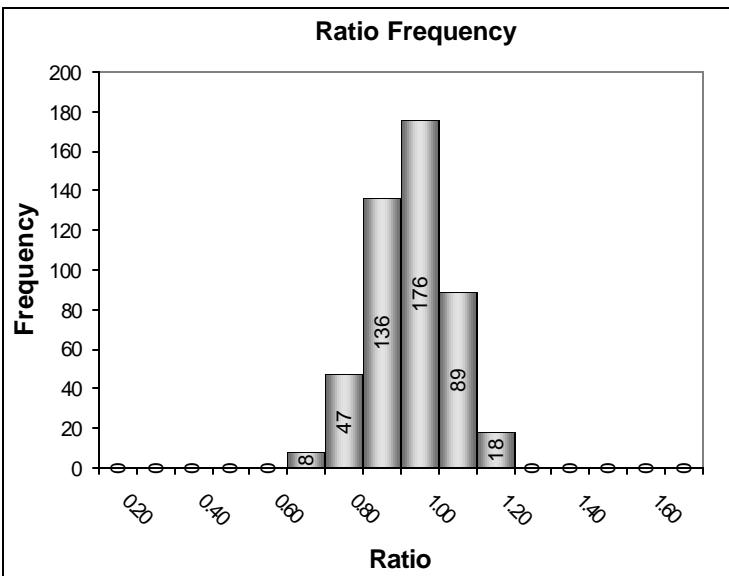
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	13	0.881	0.946	7.3%	0.892	1.000
1001-1500	270	0.914	0.982	7.4%	0.969	0.994
1501-2000	135	0.908	0.974	7.3%	0.956	0.992
2001-3000	44	0.935	0.987	5.6%	0.951	1.024
3001-5000	12	0.983	0.992	0.8%	0.952	1.031
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	436	0.920	0.983	6.8%	0.974	0.993
Y	38	0.897	0.953	6.3%	0.912	0.995
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	474	0.918	0.980	6.8%	0.970	0.989
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
8	303	0.915	0.977	6.8%	0.965	0.989
14	171	0.921	0.983	6.8%	0.967	0.999
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
03000-05000	18	0.930	0.998	7.3%	0.969	1.027
05001-08000	161	0.933	0.997	6.8%	0.982	1.012
08001-12000	238	0.910	0.974	7.0%	0.959	0.988
12001-16000	41	0.915	0.966	5.6%	0.930	1.002
16001-20000	8	0.874	0.939	7.4%	0.835	1.043
20001-30000	4	0.924	0.964	4.3%	0.915	1.012
30001-43559	2	0.927	0.995	7.3%	0.124	1.866
1AC-3AC	1	0.909	0.976	7.4%	NA	NA
3.01AC-5AC	1	0.833	0.895	7.5%	NA	NA

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NE Team 1	Lien Date: 01/01/2005	Date of Report: 4/6/2005	Sales Dates: 1/2003 - 11/2004
Area 67	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	474		
Mean Assessed Value	306,600		
Mean Sales Price	334,100		
Standard Deviation AV	92,127		
Standard Deviation SP	102,205		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.925		
Median Ratio	0.927		
Weighted Mean Ratio	0.918		
UNIFORMITY			
Lowest ratio	0.652		
Highest ratio:	1.181		
Coefficient of Dispersion	8.57%		
Standard Deviation	0.099		
Coefficient of Variation	10.72%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.912		
Upper limit	0.937		
95% Confidence: Mean			
Lower limit	0.916		
Upper limit	0.934		
SAMPLE SIZE EVALUATION			
N (population size)	4270		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.099		
Recommended minimum:	16		
Actual sample size:	474		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	231		
# ratios above mean:	243		
Z:	0.551		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



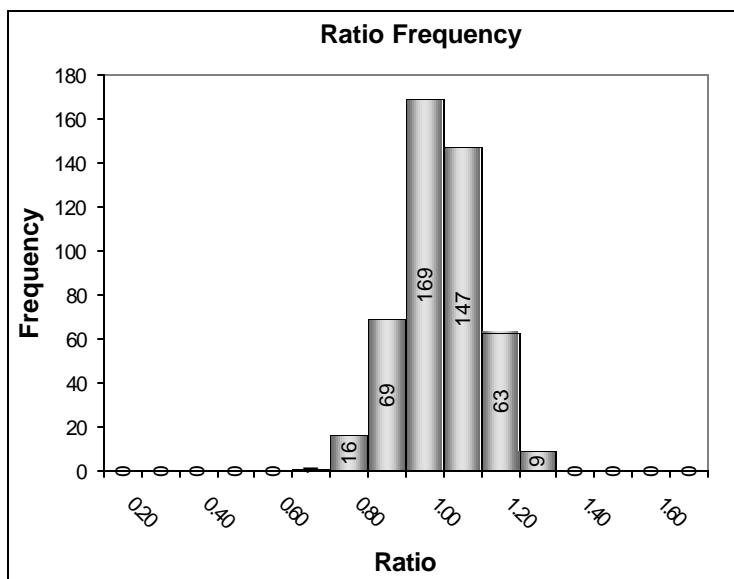
COMMENTS:

1 to 3 Unit Residences throughout area 67

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NE Team 1	Lien Date: 01/01/2005	Date of Report: 1/3/2005	Sales Dates: 1/2003 - 11/2004
Area 67	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	474		
Mean Assessed Value	327,400		
Mean Sales Price	334,100		
Standard Deviation AV	93,300		
Standard Deviation SP	102,205		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.990		
Median Ratio	0.993		
Weighted Mean Ratio	0.980		
UNIFORMITY			
Lowest ratio	0.700		
Highest ratio:	1.269		
Coefficient of Dispersion	8.48%		
Standard Deviation	0.105		
Coefficient of Variation	10.61%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.975		
Upper limit	1.003		
95% Confidence: Mean			
Lower limit	0.980		
Upper limit	0.999		
SAMPLE SIZE EVALUATION			
N (population size)	4270		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.105		
Recommended minimum:	18		
Actual sample size:	474		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	234		
# ratios above mean:	240		
Z:	0.276		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 67

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	022405	9153	11/21/03	\$225,000	850	0	6	1947	4	8410	N	N	15220 SE 22ND ST
008	342505	9022	4/30/03	\$255,000	1440	0	6	1940	3	10450	N	N	14038 SE 8TH ST
008	403680	0225	5/20/03	\$256,000	880	850	7	1956	4	9300	N	N	15856 SE 10TH ST
008	403680	0015	4/29/04	\$250,000	880	850	7	1956	3	11700	N	N	15619 LAKE HILLS BL
008	403680	0240	4/20/04	\$290,000	880	850	7	1956	4	7700	N	N	15834 SE 10TH ST
008	403680	1340	9/24/04	\$325,000	880	880	7	1956	3	8610	N	N	16225 LAKE HILLS BL
008	403950	0580	4/8/04	\$285,000	960	350	7	1962	3	7300	N	N	137 160TH AV SE
008	403700	0025	4/11/03	\$224,000	990	0	7	1958	4	8100	N	N	951 164TH AV SE
008	403740	0110	10/11/03	\$220,000	990	0	7	1958	3	9000	N	N	233 164TH AV SE
008	220710	0195	1/7/04	\$287,500	990	500	7	1955	4	7000	N	N	1224 143RD AV SE
008	403840	0070	8/24/04	\$309,950	1000	670	7	1960	4	5600	N	N	15614 SE 1ST ST
008	403680	0555	5/26/04	\$286,000	1000	550	7	1956	4	7800	N	N	15818 SE 12TH PL
008	403680	0540	8/26/03	\$295,000	1000	550	7	1956	3	8300	N	N	15840 SE 12TH PL
008	220710	0915	10/21/04	\$306,000	1000	520	7	1955	4	8470	N	N	1527 146TH AV SE
008	403930	0120	2/20/04	\$292,500	1010	700	7	1962	3	7700	N	N	213 152ND PL SE
008	403930	0870	1/13/03	\$264,623	1010	1010	7	1961	5	6600	N	N	213 155TH AV SE
008	403940	0310	4/23/03	\$260,000	1010	1010	7	1960	4	7700	N	N	422 154TH AV SE
008	403940	0040	2/2/04	\$296,500	1010	490	7	1960	3	8750	N	N	425 154TH AV SE
008	403810	0100	12/29/03	\$279,000	1010	920	7	1959	4	9630	N	N	15615 SE 4TH ST
008	403810	0085	11/8/04	\$309,000	1010	920	7	1959	3	9750	N	N	15719 SE 4TH ST
008	403700	0030	4/4/03	\$242,500	1010	0	7	1958	3	8100	N	N	943 164TH AV SE
008	664830	0060	12/9/03	\$207,500	1010	0	7	1956	3	9000	N	N	1615 146TH AV SE
008	220710	0780	4/14/03	\$256,250	1010	410	7	1956	3	8375	N	N	1519 143RD AV SE
008	664830	0070	10/14/04	\$225,000	1010	0	7	1956	3	10200	N	N	14433 SE 16TH ST
008	664830	0075	10/20/04	\$240,000	1010	0	7	1956	3	10200	N	N	14425 SE 16TH ST
008	792390	0420	6/16/03	\$259,000	1020	700	7	1962	4	8892	N	N	1251 151ST AV SE
008	064350	0200	8/8/03	\$289,000	1020	1020	7	1962	3	5720	N	N	14511 SE 21ST PL
008	403930	0420	11/2/04	\$332,950	1020	550	7	1962	3	9100	N	N	212 152ND PL SE
008	792360	0520	9/29/03	\$265,000	1020	1020	7	1961	3	7650	N	N	1808 146TH AV SE
008	403950	0150	4/16/04	\$287,000	1020	550	7	1961	4	8250	N	N	15918 SE 1ST ST

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	792380	0060	3/26/04	\$298,000	1020	1020	7	1961	3	7300	N	N	2011 146TH PL SE
008	792360	0010	9/2/03	\$310,000	1020	1020	7	1961	4	8000	N	N	14604 SE 16TH PL
008	792390	0500	8/2/04	\$314,800	1020	1020	7	1961	3	4850	N	N	1217 150TH PL SE
008	403940	0740	7/2/04	\$307,000	1020	500	7	1961	3	8125	N	N	444 155TH PL SE
008	792370	0210	10/8/04	\$315,000	1020	920	7	1961	3	7560	N	N	1230 150TH AV SE
008	792360	0500	8/10/04	\$350,000	1020	720	7	1961	3	7344	N	N	1724 146TH AV SE
008	403940	0350	5/12/04	\$318,000	1020	550	7	1960	4	8800	N	N	15419 SE 4TH ST
008	403680	0890	6/30/03	\$236,500	1020	0	7	1958	4	7000	N	N	16235 SE 9TH ST
008	403750	0310	4/19/04	\$279,950	1020	970	7	1958	3	8128	N	N	139 163RD PL SE
008	403750	0255	7/14/03	\$259,999	1020	600	7	1958	3	8850	N	N	147 164TH AV SE
008	403740	0565	7/15/04	\$310,000	1020	390	7	1958	4	7350	N	N	502 157TH AV SE
008	403740	0360	5/12/04	\$299,900	1020	790	7	1958	3	8775	N	N	410 163RD PL SE
008	403720	0855	7/6/04	\$299,999	1020	510	7	1958	3	9000	N	N	15942 LAKE HILLS BL
008	220720	0205	6/1/04	\$298,000	1020	370	7	1956	4	9775	N	N	1050 149TH PL SE
008	792380	0140	4/13/04	\$315,000	1030	1030	7	1961	4	6180	N	N	14608 SE 19TH PL
008	403810	0245	2/12/04	\$266,500	1030	940	7	1959	3	9440	N	N	95 158TH PL SE
008	403680	0220	9/9/03	\$240,000	1030	0	7	1956	3	6800	N	N	909 159TH PL SE
008	220720	0080	3/8/04	\$300,000	1030	890	7	1956	4	12093	N	N	1037 148TH PL SE
008	220720	0200	8/18/03	\$262,000	1030	590	7	1955	5	8480	N	N	1060 149TH PL SE
008	064340	0180	4/30/04	\$300,000	1050	500	7	1977	3	7800	N	N	14714 SE 15TH PL
008	403950	0690	11/19/03	\$289,000	1050	750	7	1961	4	8362	N	N	15834 SE 4TH ST
008	064650	0070	8/12/04	\$250,000	1060	0	7	1966	3	7638	N	N	14819 SE 18TH PL
008	403740	0690	3/24/04	\$332,000	1060	940	7	1958	4	17450	N	N	547 157TH AV SE
008	403680	0525	12/16/03	\$239,950	1060	360	7	1956	4	8800	N	N	1115 160TH AV SE
008	403680	0565	8/30/04	\$250,000	1060	660	7	1956	3	7500	N	N	15806 SE 12TH PL
008	403680	0115	11/10/03	\$257,000	1060	550	7	1956	3	8740	N	N	15674 SE 9TH ST
008	220720	0090	11/28/03	\$279,000	1060	510	7	1956	4	7920	N	N	1019 148TH PL SE
008	403680	0585	1/27/04	\$282,000	1060	660	7	1956	4	10224	N	N	15638 SE 11TH ST
008	792330	0015	9/8/04	\$276,000	1060	0	7	1956	4	11747	N	N	1622 152ND AV SE
008	403950	0360	7/3/03	\$285,000	1070	180	7	1961	4	8000	N	N	164 159TH AV SE
008	403950	0510	6/28/04	\$269,900	1070	0	7	1961	3	8393	N	N	127 160TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	792390	0160	11/5/03	\$295,000	1080	800	7	1961	4	7560	N	N	1406 151ST AV SE
008	792390	0170	11/5/03	\$302,000	1080	1080	7	1961	4	8362	N	N	1412 151ST AV SE
008	403720	0730	8/19/03	\$295,000	1080	570	7	1958	3	8400	N	N	16321 LAKE HILLS BL
008	403950	0370	1/30/04	\$290,500	1090	520	7	1961	4	7630	N	N	158 159TH AV SE
008	403930	0340	9/18/03	\$245,000	1100	0	7	1962	3	7182	N	N	243 153RD PL SE
008	403840	0100	9/25/03	\$218,000	1100	0	7	1960	3	8652	N	N	15605 SE 1ST ST
008	403740	0685	8/25/04	\$353,000	1100	860	7	1958	3	14300	N	N	15703 SE 6TH ST
008	079320	0030	9/15/04	\$420,000	1120	1120	7	1963	3	9543	N	N	1439 153RD PL SE
008	220720	0875	4/3/03	\$224,500	1120	0	7	1956	3	7735	N	N	15438 SE 11TH ST
008	220710	0675	7/3/03	\$253,000	1120	1120	7	1956	3	7245	N	N	14250 LAKE HILLS BL
008	403680	0560	11/14/03	\$250,000	1120	0	7	1956	4	7700	N	N	15812 SE 12TH PL
008	220710	0480	9/11/03	\$249,950	1120	0	7	1955	4	7176	N	N	1234 147TH AV SE
008	403740	0625	8/1/03	\$255,000	1130	1010	7	1958	4	7208	N	N	417 158TH PL SE
008	675110	0335	7/14/04	\$268,000	1140	0	7	1955	4	8400	N	N	2427 156TH AV SE
008	792390	0090	8/25/04	\$308,500	1150	400	7	1972	4	7244	N	N	1226 151ST AV SE
008	403680	1465	5/3/03	\$251,000	1150	0	7	1957	4	7500	N	N	912 163RD AV SE
008	403680	0960	6/21/04	\$352,000	1150	670	7	1957	4	7500	N	N	16028 SE 10TH ST
008	403740	0040	10/25/04	\$372,500	1150	390	7	1957	3	11850	N	N	16054 SE 4TH ST
008	675110	0045	9/30/04	\$279,000	1150	0	7	1955	3	10427	N	N	15311 SE 22ND ST
008	403940	0890	11/20/03	\$268,000	1170	0	7	1960	4	4950	N	N	460 155TH AV SE
008	403750	0305	5/21/04	\$270,000	1170	800	7	1958	3	7700	N	N	131 163RD PL SE
008	403750	0335	1/9/03	\$269,950	1170	570	7	1958	5	11040	N	N	142 162ND AV SE
008	403720	0745	6/8/04	\$289,900	1170	0	7	1957	3	9000	N	N	16014 LAKE HILLS BL
008	220710	0930	11/5/04	\$280,000	1170	0	7	1955	4	9100	N	N	14430 SE 16TH ST
008	064340	0070	7/19/03	\$273,000	1180	280	7	1976	3	7200	N	N	1513 147TH AV SE
008	064340	0190	2/25/03	\$278,000	1180	310	7	1976	3	7020	N	N	14708 SE 15TH ST
008	220720	0545	12/29/03	\$265,000	1180	440	7	1956	4	7300	N	N	15411 SE 8TH ST
008	220720	0870	4/10/03	\$237,300	1190	0	7	1959	3	7735	N	N	15444 SE 11TH ST
008	403740	0480	4/4/03	\$254,800	1190	340	7	1958	5	13566	N	N	15828 SE 6TH ST
008	403680	1175	8/16/04	\$285,000	1190	800	7	1956	4	7500	N	N	16221 SE 7TH ST
008	403930	0880	7/15/03	\$262,500	1200	0	7	1961	4	6000	N	N	209 155TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	403720	0760	7/14/04	\$330,000	1200	570	7	1957	3	9600	N	N	16034 LAKE HILLS BL
008	792380	0170	6/1/04	\$317,500	1210	820	7	1961	4	4770	N	N	14611 SE 19TH PL
008	403940	0830	10/3/03	\$279,950	1210	0	7	1961	3	7700	N	N	416 155TH AV SE
008	403740	0300	8/23/04	\$357,950	1210	1210	7	1958	3	8030	N	N	16011 SE 5TH ST
008	792350	0085	6/7/04	\$341,000	1210	720	7	1957	4	11065	N	N	1844 155TH AV SE
008	220720	0695	8/27/03	\$230,000	1210	260	7	1956	3	8050	N	N	15413 SE 9TH ST
008	792330	0030	5/21/03	\$287,500	1210	580	7	1956	4	11472	N	N	1646 152ND AV SE
008	792330	0095	6/30/04	\$285,000	1210	0	7	1956	3	10120	N	N	1630 153RD AV SE
008	792330	0050	11/5/04	\$315,000	1210	0	7	1956	3	11511	N	N	1647 153RD AV SE
008	403930	0040	8/13/04	\$370,000	1220	1220	7	1962	4	7700	N	N	113 152ND PL SE
008	220710	0350	11/6/03	\$272,950	1220	350	7	1955	4	7990	N	N	1334 145TH AV SE
008	220710	0450	9/7/04	\$300,000	1220	0	7	1955	4	8000	N	N	1202 146TH AV SE
008	403940	0020	3/28/03	\$225,000	1230	0	7	1960	3	8470	N	N	411 154TH AV SE
008	403750	0265	11/25/03	\$280,000	1230	850	7	1958	3	8400	N	N	163 164TH AV SE
008	792350	0075	9/27/04	\$392,900	1230	720	7	1957	3	8800	N	N	1828 155TH AV SE
008	403740	0325	9/28/04	\$270,000	1240	0	7	1958	4	7840	N	N	16121 SE 5TH ST
008	403680	1020	10/16/03	\$247,000	1240	0	7	1956	3	7200	N	N	16035 SE 8TH ST
008	220720	0600	3/12/04	\$265,000	1250	0	7	1959	4	7000	N	N	15537 SE 8TH ST
008	403740	0590	5/26/04	\$330,000	1250	440	7	1958	3	10350	N	N	538 157TH AV SE
008	675130	0285	9/4/03	\$263,999	1250	0	7	1957	4	10840	N	N	15519 SE 27TH ST
008	403680	0155	1/30/03	\$224,000	1250	0	7	1956	4	7000	N	N	15612 SE 9TH ST
008	403680	0505	8/22/03	\$283,000	1250	1250	7	1956	4	7665	N	N	1057 158TH PL SE
008	403680	1225	6/3/03	\$250,000	1250	0	7	1956	5	7600	N	N	16226 SE 8TH ST
008	403680	0505	8/26/04	\$300,000	1250	1250	7	1956	4	7665	N	N	1057 158TH PL SE
008	403680	0530	5/3/04	\$260,500	1250	0	7	1956	4	7200	N	N	15854 SE 12TH PL
008	675130	0390	3/18/04	\$305,000	1250	0	7	1956	4	9030	N	N	2514 155TH AV SE
008	675110	0235	8/10/04	\$328,500	1250	0	7	1956	4	9200	N	N	2425 153RD AV SE
008	220710	0180	9/21/03	\$271,950	1250	0	7	1955	4	7000	N	N	1244 143RD AV SE
008	220710	0245	11/4/04	\$255,000	1250	0	7	1955	3	7000	N	N	1311 145TH AV SE
008	220720	0030	7/31/03	\$242,990	1250	0	7	1955	3	8520	N	N	1076 148TH PL SE
008	220710	0055	7/13/04	\$280,000	1250	0	7	1955	4	7700	N	N	1310 142ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	220710	0740	11/7/03	\$269,900	1250	0	7	1955	4	7700	N	N	14239 LAKE HILLS BL
008	220710	0475	8/24/04	\$281,700	1250	0	7	1955	3	7350	N	N	1249 147TH AV SE
008	220720	0195	7/20/04	\$326,600	1250	870	7	1955	3	7560	N	N	1068 149TH PL SE
008	220710	0935	11/8/04	\$320,000	1250	0	7	1955	4	11305	N	N	1520 143RD AV SE
008	403700	0015	6/22/04	\$228,750	1260	0	7	1958	3	7800	N	N	967 164TH AV SE
008	403740	0160	3/29/04	\$267,000	1260	0	7	1958	4	7500	N	N	16010 SE 5TH ST
008	403740	0030	10/25/04	\$320,000	1260	590	7	1958	3	11026	N	N	16040 SE 4TH ST
008	403720	0870	9/8/04	\$371,000	1260	720	7	1958	4	10880	N	N	15614 LAKE HILLS BL
008	737460	0040	12/5/03	\$260,000	1270	0	7	1961	3	8445	N	N	1607 151ST AV SE
008	675130	0130	7/26/04	\$325,000	1270	0	7	1957	4	8000	N	N	2604 153RD AV SE
008	403680	1215	2/25/03	\$261,500	1270	400	7	1956	4	7400	N	N	16240 SE 8TH ST
008	403750	0260	8/25/04	\$339,000	1280	520	7	1958	3	8700	N	N	155 164TH AV SE
008	220710	0220	6/25/03	\$263,000	1280	0	7	1955	4	7000	N	N	14411 SE 12TH ST
008	403680	1075	4/1/03	\$224,013	1290	0	7	1958	4	7600	N	N	16236 SE 9TH ST
008	403680	1090	9/16/03	\$250,000	1290	0	7	1958	3	7400	N	N	16214 SE 9TH ST
008	064350	0170	10/20/03	\$262,500	1300	0	7	1962	4	8346	N	N	2011 145TH AV SE
008	403680	1115	5/1/03	\$224,000	1300	0	7	1958	3	7200	N	N	16020 SE 9TH ST
008	403750	0045	2/10/04	\$252,000	1300	0	7	1958	3	13440	N	N	133 162ND AV SE
008	220720	0350	9/4/03	\$230,000	1300	530	7	1956	3	6885	N	N	1208 149TH PL SE
008	220720	0720	3/21/03	\$279,950	1300	800	7	1956	4	8050	N	N	15447 SE 9TH ST
008	220720	0605	8/10/04	\$317,500	1300	1010	7	1956	3	7000	N	N	15545 SE 8TH ST
008	220710	0630	5/25/04	\$269,950	1300	0	7	1955	3	7000	N	N	14217 SE 14TH ST
008	403680	0925	6/18/04	\$285,000	1310	0	7	1957	4	7300	N	N	16224 SE 10TH ST
008	220720	0495	10/17/03	\$255,500	1310	0	7	1956	3	8400	N	N	15450 SE 8TH ST
008	415770	0170	7/28/03	\$387,000	1320	1180	7	1962	4	12300	N	N	2054 152ND AV SE
008	403940	0790	4/16/03	\$295,000	1320	0	7	1961	4	8325	N	N	410 155TH PL SE
008	403940	0860	7/28/04	\$309,000	1320	0	7	1961	3	7920	N	N	438 155TH AV SE
008	403680	0865	12/18/03	\$257,000	1320	0	7	1958	4	7000	N	N	16043 SE 9TH ST
008	403680	0845	9/29/03	\$265,500	1320	0	7	1958	4	6790	N	N	16015 SE 9TH ST
008	403680	0390	1/2/03	\$225,000	1320	0	7	1956	3	8610	N	N	1066 158TH PL SE
008	194490	0020	9/17/04	\$369,900	1330	850	7	1966	4	10530	N	N	50 151ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 67
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	403950	0420	5/25/04	\$340,000	1330	1140	7	1961	5	7854	N	N	122 159TH AV SE
008	220710	0625	4/20/04	\$327,000	1330	500	7	1955	4	7000	N	N	14209 SE 14TH ST
008	220710	0485	7/25/03	\$238,200	1340	0	7	1955	4	7176	N	N	1226 147TH AV SE
008	675110	0115	7/16/03	\$270,000	1340	0	7	1955	4	8900	N	N	2318 153RD AV SE
008	675110	0315	8/26/04	\$320,000	1340	0	7	1955	4	9480	N	N	15535 SE 24TH ST
008	792370	0320	9/2/04	\$292,000	1350	1030	7	1961	3	8208	N	N	1512 150TH AV SE
008	403760	0120	8/14/03	\$228,000	1350	0	7	1958	3	8075	N	N	15604 SE 4TH ST
008	403750	0155	11/19/03	\$249,500	1360	0	7	1958	4	8360	N	N	177 160TH PL SE
008	792330	0100	7/13/04	\$253,000	1360	0	7	1956	3	10384	N	N	1638 153RD AV SE
008	792330	0100	11/3/04	\$287,000	1360	0	7	1956	3	10384	N	N	1638 153RD AV SE
008	403840	0020	5/27/04	\$339,000	1380	1380	7	1960	4	8250	N	N	15621 MAIN ST
008	792330	0185	5/18/04	\$285,000	1380	0	7	1957	3	10486	N	N	15204 SE 20TH ST
008	403940	0800	5/18/04	\$320,000	1390	0	7	1960	3	9625	N	N	404 155TH PL SE
008	403740	0250	5/14/03	\$264,880	1390	0	7	1958	4	7490	N	N	16041 SE 4TH ST
008	403740	0445	4/23/03	\$275,000	1390	0	7	1958	4	9020	N	N	421 160TH AV SE
008	415760	0120	6/22/04	\$325,000	1400	1100	7	1963	3	11900	N	N	15444 SE 21ST PL
008	403930	0010	8/18/03	\$289,000	1400	1320	7	1962	4	8580	N	N	5 152ND PL SE
008	792360	0480	2/9/04	\$269,950	1410	0	7	1961	4	7344	N	N	1708 146TH AV SE
008	675130	0070	4/17/03	\$260,000	1410	0	7	1956	4	8000	N	N	2535 154TH AV SE
008	403680	0310	7/16/04	\$300,000	1410	0	7	1956	4	6000	N	N	1033 159TH PL SE
008	792370	0250	10/31/03	\$273,500	1420	0	7	1961	4	7560	N	N	1258 150TH AV SE
008	220720	0820	3/17/03	\$222,000	1420	0	7	1956	3	7520	N	N	15405 SE 10TH ST
008	064340	0020	9/9/04	\$255,000	1430	620	7	1976	3	7200	N	N	1518 146TH AV SE
008	415760	0020	10/12/04	\$341,000	1430	870	7	1963	3	11803	N	N	15446 SE 20TH PL
008	792380	0230	6/4/04	\$312,000	1430	0	7	1961	4	12075	N	N	14620 SE 20TH ST
008	737460	0140	11/20/03	\$273,000	1430	0	7	1960	3	10560	N	N	1623 151ST AV SE
008	675130	0005	2/20/03	\$275,000	1430	0	7	1956	4	14380	N	N	2705 153RD AV SE
008	403930	0700	8/19/03	\$325,000	1440	1000	7	1962	3	8740	N	N	228 153RD PL SE
008	675110	0180	12/22/03	\$275,000	1440	470	7	1956	3	14007	N	N	15526 SE 24TH ST
008	737460	0650	1/16/03	\$266,000	1450	0	7	1961	4	8370	N	N	15015 SE 20TH ST
008	403940	0550	7/16/03	\$275,000	1460	0	7	1960	4	8470	N	N	627 155TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 67
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	403930	0770	7/2/03	\$317,000	1470	940	7	1962	4	8400	N	N	211 154TH PL SE
008	675130	0100	10/14/03	\$299,950	1470	0	7	1957	4	8500	N	N	2652 153RD AV SE
008	675130	0055	7/6/04	\$340,000	1470	0	7	1956	4	8000	N	N	2511 154TH AV SE
008	403930	0300	9/24/03	\$349,950	1480	1170	7	1962	5	8320	N	N	211 SE 153RD PL
008	737460	0790	6/25/03	\$250,000	1480	0	7	1961	4	10641	N	N	2015 151ST AV SE
008	022405	9111	12/10/03	\$282,500	1480	0	7	1959	3	13457	N	N	2041 153RD AV SE
008	403810	0255	6/10/03	\$296,450	1480	0	7	1959	4	8500	N	N	15803 SE 3RD PL
008	403740	0290	7/24/03	\$275,000	1480	0	7	1958	4	8500	N	N	426 160TH AV SE
008	079320	0020	10/27/04	\$355,000	1490	0	7	1961	4	9543	N	N	1447 153RD PL SE
008	737460	0760	1/29/03	\$260,000	1490	0	7	1961	3	11012	N	N	2039 151ST AV SE
008	403740	0065	3/10/04	\$259,050	1490	0	7	1958	4	5635	N	N	221 163RD PL SE
008	675110	0345	5/23/04	\$296,000	1490	0	7	1955	4	14445	N	N	15532 SE 25TH ST
008	792380	0520	9/29/03	\$375,000	1500	1500	7	1961	4	7800	N	N	2124 146TH PL SE
008	220710	0145	10/22/04	\$312,600	1500	340	7	1955	3	7000	N	N	1231 144TH AV SE
008	403940	0200	4/7/04	\$281,500	1510	0	7	1960	3	9450	N	N	628 154TH AV SE
008	737460	0190	9/8/04	\$347,500	1510	340	7	1960	3	9457	N	N	1616 151ST AV SE
008	403940	0200	10/19/04	\$315,000	1510	0	7	1960	3	9450	N	N	628 154TH AV SE
008	675130	0255	9/27/04	\$337,000	1510	0	7	1956	3	8000	N	N	2559 155TH AV SE
008	675050	0030	1/8/03	\$305,000	1520	1110	7	1956	5	10419	N	N	2242 151ST PL SE
008	792370	0010	3/30/04	\$303,000	1530	0	7	1961	4	17850	N	N	1521 150TH AV SE
008	403750	0360	5/17/04	\$250,000	1530	0	7	1958	4	15072	N	N	102 162ND AV SE
008	403750	0205	8/19/04	\$350,000	1530	0	7	1958	3	7811	N	N	16231 MAIN ST
008	220720	0340	7/23/04	\$213,000	1540	0	7	1956	3	7200	N	N	1228 149TH PL SE
008	403680	1290	11/12/03	\$269,000	1540	0	7	1956	3	8890	N	N	613 160TH AV SE
008	220710	0590	7/8/03	\$246,000	1540	0	7	1955	4	9880	N	N	14527 SE 14TH ST
008	220710	0060	7/12/04	\$299,950	1540	0	7	1955	4	7700	N	N	1320 142ND AV SE
008	403950	0790	8/26/04	\$314,950	1550	0	7	1961	2	8400	N	N	15933 SE 3RD ST
008	032405	9086	8/22/03	\$284,000	1550	0	7	1959	4	6969	N	N	14029 SE 10TH ST
008	737460	0490	11/21/03	\$285,100	1570	0	7	1960	3	9356	N	N	15115 SE 18TH ST
008	403740	0125	3/14/03	\$264,000	1570	0	7	1958	4	8880	N	N	211 164TH AV SE
008	220710	0665	7/14/03	\$329,950	1570	1170	7	1956	4	8925	N	N	14260 LAKE HILLS BL

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	415770	0110	2/17/04	\$341,000	1580	440	7	1963	4	9290	N	N	2009 152ND AV SE
008	403680	1365	4/7/04	\$276,150	1590	0	7	1956	3	7420	N	N	621 163RD AV SE
008	403940	0690	8/27/04	\$289,063	1600	0	7	1961	3	8736	N	N	465 155TH AV SE
008	415770	0030	6/14/04	\$385,000	1610	1610	7	1962	4	9639	N	N	2020 151ST AV SE
008	086960	0030	6/19/03	\$289,000	1620	0	7	1969	3	7460	N	N	725 143RD PL SE
008	220710	0175	8/26/03	\$274,950	1620	0	7	1955	4	7000	N	N	1250 143RD AV SE
008	022405	9067	4/11/03	\$294,950	1630	0	7	1956	4	17280	N	N	1620 150TH AV SE
008	403740	0535	1/8/03	\$263,000	1640	0	7	1958	4	9945	N	N	15822 SE 5TH PL
008	403720	0860	6/19/03	\$259,000	1680	0	7	1958	4	10320	N	N	15952 LAKE HILLS BL
008	220710	0050	4/12/04	\$295,000	1680	0	7	1955	4	8800	N	N	1302 142ND AV SE
008	415750	0190	2/3/04	\$290,000	1690	0	7	1961	3	8880	N	N	2056 154TH AV SE
008	792380	0260	5/26/04	\$311,000	1690	0	7	1961	3	7200	N	N	1915 147TH PL SE
008	403680	1160	8/25/03	\$289,900	1690	400	7	1956	3	7722	N	N	16029 SE 7TH ST
008	792330	0225	8/8/03	\$276,000	1690	0	7	1956	3	8918	N	N	15215 SE 18TH ST
008	675110	0030	6/3/03	\$329,950	1690	0	7	1955	4	9770	N	N	2213 153RD AV SE
008	415760	0160	2/17/04	\$365,000	1710	1650	7	1963	4	16971	N	N	15419 SE 21ST PL
008	220720	0710	4/27/04	\$279,900	1730	0	7	1956	3	8050	N	N	15433 SE 9TH ST
008	675110	0145	7/31/03	\$278,000	1740	0	7	1956	4	10750	N	N	15335 SE 23RD ST
008	675110	0125	7/14/04	\$330,500	1740	0	7	1955	4	9038	N	N	15303 SE 23RD ST
008	403720	0790	3/31/04	\$307,000	1750	0	7	1957	3	9120	N	N	16320 LAKE HILLS BL
008	675110	0080	8/15/03	\$335,000	1770	0	7	1956	4	8426	N	N	15350 SE 23RD ST
008	792390	0270	2/27/03	\$274,950	1780	0	7	1961	4	7800	N	N	15022 SE 15TH ST
008	792390	0270	5/14/04	\$298,000	1780	0	7	1961	4	7800	N	N	15022 SE 15TH ST
008	403680	1455	4/28/04	\$240,000	1820	0	7	1956	3	8200	N	N	820 163RD AV SE
008	675130	0155	5/7/04	\$333,740	1820	0	7	1956	4	11345	N	N	15311 SE 27TH ST
008	403680	0910	4/15/03	\$270,000	1830	0	7	1957	4	8000	N	N	911 163RD AV SE
008	086960	0040	5/19/04	\$350,000	1870	0	7	1972	3	7337	N	N	719 143RD PL SE
008	403740	0265	8/25/03	\$272,500	1890	0	7	1958	4	8050	N	N	16019 SE 4TH ST
008	220710	0690	10/7/04	\$285,000	1890	0	7	1955	4	7245	N	N	14232 LAKE HILLS BL
008	415760	0150	4/16/04	\$450,000	1910	1370	7	1963	4	16449	N	N	15418 SE 21ST PL
008	403950	0910	8/3/04	\$335,000	1950	0	7	1961	4	8140	N	N	15849 SE 4TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	675130	0415	2/6/03	\$255,000	2020	0	7	1956	4	8400	N	N	2525 155TH PL SE
008	737460	0370	2/11/03	\$275,000	2160	0	7	1961	4	10800	N	N	1832 150TH AV SE
008	675100	0050	8/7/03	\$427,000	2180	0	7	1974	4	8668	Y	N	15500 SE 17TH ST
008	403950	0160	2/21/03	\$310,000	2230	0	7	1961	4	8740	N	N	15926 SE 1ST ST
008	066250	0040	4/8/03	\$340,000	2260	0	7	1969	3	6952	N	N	14216 SE 10TH ST
008	403740	0005	5/28/04	\$359,990	2272	0	7	1958	4	8910	N	N	390 160TH PL SE
008	066250	0090	6/29/04	\$395,000	2310	0	7	1969	3	7070	N	N	901 142ND AV SE
008	066250	0100	5/2/03	\$336,000	2340	0	7	1968	3	9000	N	N	905 142ND AV SE
008	792380	0410	9/5/03	\$369,000	2390	0	7	1991	3	7252	N	N	14620 SE 21ST ST
008	403680	0005	11/16/03	\$351,000	2480	0	7	1956	3	12875	N	N	15603 LAKE HILLS BL
008	675130	0345	9/9/04	\$364,500	2740	0	7	2001	3	8600	N	N	15522 SE 27TH ST
008	792330	0010	5/24/04	\$287,000	1190	540	8	1956	3	10025	N	N	1614 152ND AV SE
008	353000	0120	8/21/03	\$284,900	1300	340	8	1967	3	6798	N	N	1018 142ND AV SE
008	173680	0160	10/8/03	\$350,000	1350	530	8	1966	4	7500	N	N	14409 SE 8TH ST
008	801630	0320	3/11/04	\$343,250	1350	630	8	1966	3	8880	N	N	1431 159TH AV SE
008	173680	0610	4/14/03	\$295,000	1400	0	8	1967	4	9350	N	N	805 146TH AV SE
008	502390	0150	11/20/03	\$306,500	1460	400	8	1971	4	7800	N	N	14435 SE 19TH PL
008	502390	0170	7/22/03	\$356,500	1460	420	8	1970	4	10296	N	N	1909 145TH AV SE
008	894460	0030	12/15/03	\$277,900	1470	0	8	1988	3	4316	N	N	59 145TH PL SE
008	173680	0750	11/13/03	\$334,000	1470	880	8	1965	4	6426	N	N	1024 146TH AV SE
008	801630	0180	3/11/03	\$333,950	1520	730	8	1968	4	8360	N	N	15804 SE 13TH ST
008	502390	0060	6/3/03	\$299,950	1530	0	8	1971	4	7260	N	N	14412 SE 19TH PL
008	502390	0120	8/20/04	\$324,000	1530	0	8	1970	3	4770	N	N	14417 SE 19TH PL
008	792380	0510	6/17/03	\$347,850	1560	1020	8	2000	3	7200	N	N	2118 146TH PL SE
008	894460	0450	5/19/04	\$399,000	1580	1490	8	1989	3	4202	N	N	292 145TH PL SE
008	861700	0080	9/30/04	\$395,900	1610	730	8	1971	4	10857	N	N	15426 SE 18TH ST
008	801630	0160	5/21/04	\$439,000	1770	990	8	1968	4	8250	N	N	15818 SE 13TH ST
008	894460	0270	3/12/04	\$337,450	1830	0	8	1988	3	3481	N	N	325 145TH PL SE
008	894460	0670	5/19/03	\$318,500	1840	0	8	1988	3	4219	N	N	28 145TH PL SE
008	894460	0220	11/5/03	\$329,000	1840	0	8	1988	3	3610	N	N	289 145TH PL SE
008	894460	0080	6/11/04	\$335,000	1840	0	8	1988	3	3855	N	N	111 145TH PL SE

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Area 67
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	894460	0120	4/1/04	\$340,000	1840	0	8	1988	3	3573	N	N	221 145TH PL SE
008	894460	0610	5/15/03	\$350,000	1840	0	8	1988	3	5961	N	N	116 145TH PL SE
008	894460	0380	9/3/04	\$340,000	1850	0	8	1989	3	4497	N	N	372 145TH PL SE
008	502390	0080	9/17/03	\$330,650	1850	0	8	1971	4	5400	N	N	14400 SE 19TH PL
008	894460	0500	2/26/04	\$325,000	1880	0	8	1988	3	3350	N	N	254 145TH PL SE
008	894460	0330	7/18/03	\$339,625	1880	0	8	1988	3	4496	N	N	373 145TH PL SE
008	894460	0390	4/17/03	\$339,000	1930	0	8	1989	3	3548	N	N	364 145TH PL SE
008	894460	0300	7/15/03	\$315,000	1940	0	8	1988	3	4052	N	N	347 145TH PL SE
008	894460	0560	10/22/04	\$349,950	1950	0	8	1988	3	3126	N	N	144 145TH PL SE
008	173680	0640	5/1/03	\$315,000	1950	0	8	1965	3	8910	N	N	901 146TH AV SE
008	173680	1030	10/22/03	\$322,000	2210	0	8	1966	4	7957	N	N	920 147TH AV SE
008	173680	0190	10/17/03	\$405,000	2250	0	8	1965	4	7800	N	N	810 144TH PL SE
008	022405	9118	6/3/03	\$355,000	2500	0	8	1978	4	14400	N	N	15428 SE 22ND PL
008	342505	9163	6/2/03	\$626,000	2760	0	8	1961	3	50094	N	N	250 145TH AV SE
008	173680	0430	10/31/03	\$395,000	3140	0	8	1965	4	10576	N	N	14415 SE 9TH PL
008	342505	9141	12/10/03	\$498,000	2550	0	9	1957	4	34830	N	N	715 145TH AV SE
008	883890	0198	8/6/03	\$499,888	2800	0	9	2003	3	7299	N	N	14619 SE 21ST ST
008	032405	9156	11/7/03	\$620,000	3190	0	10	2003	3	7645	N	N	1010 145TH PL SE
008	032405	9050	4/20/04	\$659,000	3310	0	10	2003	3	11611	N	N	1146 145TH PL SE
008	032405	9155	1/21/04	\$640,000	3380	0	10	2003	3	12231	N	N	1006 145TH PL SE
008	032405	9155	10/13/04	\$645,000	3380	0	10	2003	3	12231	N	N	1006 145TH PL SE
008	032405	9157	11/8/04	\$684,950	3520	0	10	2004	3	10952	N	N	1022 145TH PL SE
008	032405	9160	4/12/04	\$698,000	3810	0	10	2003	3	14103	N	N	1122 145TH PL SE
008	032405	9161	5/1/04	\$699,000	3810	0	10	2003	3	13579	N	N	1018 145TH PL SE
008	342505	9281	9/3/03	\$745,000	3470	0	11	2002	3	13748	N	N	259 145TH AV SE
014	022405	9210	2/9/04	\$263,000	1090	0	5	1952	3	19838	N	N	16043 SE 16TH ST
014	403700	0725	1/8/03	\$256,500	1020	500	7	1957	3	8282	N	N	821 168TH AV SE
014	345930	0270	8/29/03	\$293,000	1070	720	7	1981	3	7500	N	N	16609 SE 39TH PL
014	345930	0210	12/11/03	\$299,900	1090	720	7	1982	3	9170	Y	N	16449 SE 39TH PL
014	122405	9112	9/5/03	\$335,000	1090	610	7	1960	3	11850	Y	N	2804 171ST AV SE
014	403720	0140	10/21/03	\$265,000	1100	0	7	1957	3	14800	N	N	220 LAKE HILLS BL

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Area 67
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	403860	0630	4/28/03	\$289,950	1120	840	7	1960	3	8775	N	N	30 164TH AV SE
014	403700	0825	4/17/03	\$304,800	1120	500	7	1956	3	8680	N	N	16628 SE 8TH ST
014	737530	0110	9/27/04	\$287,500	1140	0	7	1959	3	7436	N	N	16715 SE 14TH ST
014	737510	0085	5/27/04	\$283,000	1140	0	7	1958	3	7800	N	N	1218 165TH AV SE
014	403720	0665	3/13/03	\$234,000	1150	0	7	1957	3	7700	N	N	423 165TH AV SE
014	403720	0205	9/9/03	\$305,000	1150	650	7	1957	3	9898	N	N	16715 SE 4TH PL
014	792310	0450	8/20/03	\$305,000	1160	580	7	1972	3	7875	N	N	16237 SE 31ST ST
014	403720	0660	10/6/04	\$277,000	1160	0	7	1957	3	7700	N	N	415 165TH AV SE
014	321170	0150	6/23/03	\$254,900	1210	0	7	1951	3	11804	N	N	16303 SE 34TH ST
014	345980	0110	6/13/03	\$279,950	1230	420	7	1985	3	7500	N	N	16705 SE 40TH PL
014	345980	0130	5/18/04	\$312,000	1230	420	7	1985	3	7308	N	N	16717 SE 40TH PL
014	403700	0130	5/27/04	\$267,500	1250	0	7	1957	3	8400	N	N	16422 SE 8TH ST
014	792280	0340	6/7/04	\$386,500	1270	570	7	1962	3	11610	Y	N	16612 SE 25TH ST
014	403720	0430	4/25/03	\$285,520	1270	1010	7	1957	3	8295	N	N	405 166TH AV SE
014	414130	0150	7/28/03	\$283,700	1280	0	7	1961	3	10815	N	N	16749 SE 21ST PL
014	399920	0760	6/23/04	\$383,900	1280	750	7	1960	3	11812	N	N	16569 SE 30TH ST
014	403700	0610	1/10/03	\$239,950	1290	0	7	1957	4	8404	N	N	16633 SE 9TH ST
014	403700	0780	8/26/03	\$257,000	1300	0	7	1957	3	8500	N	N	16627 SE 7TH ST
014	403700	0455	2/6/03	\$246,500	1310	0	7	1957	3	9036	N	N	1134 166TH AV SE
014	403700	0330	4/23/03	\$254,950	1320	0	7	1957	3	7720	N	N	986 165TH AV SE
014	403700	0675	7/6/04	\$295,000	1340	0	7	1957	4	8400	N	N	910 166TH AV SE
014	403700	0930	8/5/03	\$318,160	1340	520	7	1957	3	12750	N	N	1106 167TH AV SE
014	403720	0605	3/23/04	\$327,450	1340	0	7	1957	4	7700	N	N	253 165TH AV SE
014	399920	0770	12/8/03	\$299,950	1350	1230	7	1960	3	11803	N	N	16703 SE 30TH ST
014	792310	0120	6/11/03	\$289,000	1360	0	7	1965	4	8925	N	N	2944 162ND AV SE
014	792310	0150	8/13/04	\$345,000	1360	0	7	1965	3	9660	N	N	16208 SE 31ST ST
014	403700	0935	2/24/03	\$267,500	1360	1040	7	1957	3	9600	N	N	1114 167TH AV SE
014	403700	0400	6/2/04	\$362,000	1360	1170	7	1957	4	7462	N	N	1003 166TH AV SE
014	403700	0460	11/4/04	\$376,000	1360	790	7	1957	4	10150	N	N	1126 166TH AV SE
014	737530	0015	6/9/04	\$215,000	1380	0	7	1959	3	8800	N	N	16423 SE 14TH ST
014	737510	0010	9/20/04	\$288,500	1380	0	7	1959	3	7800	N	N	1210 164TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	737510	0075	5/26/04	\$266,000	1380	0	7	1958	3	7800	N	N	1204 165TH AV SE
014	403700	0380	3/1/04	\$256,347	1380	0	7	1957	3	8338	N	N	904 165TH AV SE
014	345980	0160	4/30/03	\$285,000	1400	0	7	1985	3	11260	N	N	16734 SE 40TH PL
014	403720	0450	3/19/03	\$339,000	1400	1400	7	1957	4	8000	N	N	433 166TH AV SE
014	345980	0190	3/22/04	\$349,950	1410	600	7	1985	3	7785	N	N	16722 SE 40TH PL
014	403860	0520	7/23/03	\$395,000	1410	900	7	1961	4	11625	N	N	26 165TH AV SE
014	737510	0175	10/14/04	\$305,000	1410	0	7	1958	3	12450	N	N	1232 166TH AV SE
014	194970	0150	9/8/03	\$520,000	1420	1000	7	1974	4	18822	Y	N	3235 WEST LAKE SAMMAMISH PW SE
014	792320	0080	1/8/03	\$285,000	1420	0	7	1967	4	7632	N	N	2532 161ST AV SE
014	737510	0180	6/18/04	\$351,000	1430	0	7	1957	4	12790	N	N	1236 166TH AV SE
014	399920	0690	7/28/04	\$400,000	1440	200	7	1960	4	10800	Y	N	2904 168TH AV SE
014	737510	0130	3/6/03	\$253,000	1440	0	7	1957	3	7800	N	N	1219 166TH AV SE
014	792320	0200	12/12/03	\$295,000	1460	0	7	1967	4	8295	N	N	2806 161ST AV SE
014	792310	0010	5/17/04	\$340,800	1460	0	7	1965	4	8968	N	N	16206 SE 29TH PL
014	403700	0345	8/26/03	\$264,000	1460	0	7	1957	3	8157	N	N	960 165TH AV SE
014	675150	0335	8/12/03	\$318,000	1460	660	7	1957	4	10400	N	N	2428 158TH AV SE
014	675150	0285	5/5/04	\$300,000	1470	0	7	1957	4	12420	N	N	2406 159TH AV SE
014	675130	0495	6/7/04	\$353,000	1470	1270	7	1957	4	9116	N	N	2522 156TH AV SE
014	737510	0226	10/29/03	\$335,000	1480	1200	7	1958	3	12029	N	N	1239 167TH AV SE
014	737530	0225	4/10/03	\$271,950	1490	0	7	1959	5	8389	N	N	16420 SE 16TH ST
014	792320	0120	4/8/04	\$348,950	1500	710	7	1967	3	7560	N	N	2706 161ST AV SE
014	792310	0410	9/24/03	\$394,500	1500	1140	7	1966	3	8215	N	N	16209 SE 31ST ST
014	194970	0136	3/16/04	\$422,000	1500	1500	7	1962	4	11600	Y	N	16940 SE 32ND PL
014	675150	0140	2/23/04	\$370,000	1510	1180	7	1957	4	9300	Y	N	2510 157TH AV SE
014	675130	0475	2/18/04	\$355,000	1510	1050	7	1957	3	9202	N	N	2554 156TH AV SE
014	403700	0685	5/5/03	\$399,900	1510	1510	7	1956	4	8701	N	N	16611 SE 8TH ST
014	345980	0210	2/12/03	\$290,950	1550	0	7	1985	3	6644	N	N	16714 SE 40TH PL
014	792290	0120	5/17/04	\$389,900	1550	420	7	1964	3	7875	N	N	16659 SE 27TH ST
014	675150	0225	3/21/03	\$310,000	1560	135	7	1957	4	11250	N	N	15731 SE 26TH ST
014	403700	0920	7/6/04	\$379,950	1560	1040	7	1957	4	14264	N	N	1042 168TH AV SE
014	792300	0150	2/10/03	\$312,000	1570	460	7	1965	4	12750	N	N	16301 SE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	737530	0370	3/15/04	\$354,500	1580	980	7	1965	4	12354	N	N	16717 SE 16TH ST
014	737530	0305	12/12/03	\$350,100	1580	980	7	1964	4	10800	N	N	16415 SE 16TH ST
014	321170	0030	4/28/04	\$375,500	1580	760	7	1961	4	11152	N	N	3436 166TH AV SE
014	403720	0040	7/3/03	\$399,500	1580	990	7	1957	4	12000	Y	N	460 168TH AV SE
014	399920	0570	12/22/03	\$386,580	1620	270	7	1960	4	10880	N	N	16515 SE 29TH ST
014	403700	0275	7/23/04	\$318,000	1630	0	7	1957	3	7693	N	N	921 165TH AV SE
014	792280	0360	6/24/04	\$365,000	1660	1300	7	1962	4	11858	Y	N	16630 SE 25TH ST
014	792290	0360	3/3/03	\$301,500	1670	0	7	1963	4	7875	N	N	16627 SE 26TH PL
014	737530	0205	2/26/03	\$291,000	1710	800	7	1959	3	9450	N	N	16447 SE 15TH ST
014	737530	0180	12/16/03	\$321,500	1710	1710	7	1959	4	8400	N	N	16407 SE 15TH ST
014	792310	0090	5/16/03	\$306,500	1730	0	7	1965	3	7800	N	N	2926 162ND AV SE
014	345930	0010	6/23/03	\$332,500	1740	0	7	1981	3	17716	N	N	3833 166TH AV SE
014	792300	0350	11/19/03	\$324,000	1750	0	7	1965	4	7875	N	N	16221 SE 29TH ST
014	737510	0120	11/2/04	\$308,000	1760	0	7	1957	4	7800	N	N	1233 166TH AV SE
014	403720	0485	7/22/03	\$260,000	1780	0	7	1957	4	7304	N	N	204 165TH AV SE
014	792320	0160	1/14/03	\$380,000	1800	1150	7	1967	4	7875	N	N	2746 161ST AV SE
014	403700	0635	6/4/03	\$268,000	1850	0	7	1957	4	9911	N	N	921 168TH AV SE
014	403700	0830	6/4/04	\$330,000	1850	0	7	1956	4	8715	N	N	16620 SE 8TH ST
014	403700	0955	6/2/04	\$401,500	1880	1310	7	1957	4	32008	N	N	16728 SE 12TH ST
014	122405	9168	6/16/04	\$375,000	1930	0	7	1984	3	10037	N	N	3301 168TH PL SE
014	792310	0470	9/14/04	\$404,150	1960	0	7	1966	4	9260	N	N	16253 SE 31ST ST
014	403700	0680	12/12/03	\$293,500	1960	0	7	1956	3	8424	N	N	16605 SE 8TH ST
014	403700	0680	11/10/04	\$358,000	1960	0	7	1956	3	8424	N	N	16605 SE 8TH ST
014	737530	0085	3/13/04	\$310,000	2110	0	7	1959	5	8910	N	N	16639 SE 14TH ST
014	195200	0020	7/22/03	\$375,000	2230	1370	7	1964	4	9760	Y	N	3255 165TH AV SE
014	403860	0680	3/25/04	\$400,000	2350	0	7	1961	5	9450	N	N	15 165TH AV SE
014	414150	0120	5/5/03	\$329,950	1190	640	8	1968	3	6825	Y	N	16409 SE 21ST PL
014	414150	0120	9/14/04	\$405,000	1190	640	8	1968	3	6825	Y	N	16409 SE 21ST PL
014	404640	0380	4/28/04	\$316,000	1220	530	8	1970	3	10950	N	N	1930 167TH AV SE
014	122405	9155	3/25/03	\$378,000	1230	1200	8	1982	4	12632	Y	N	3339 166TH PL SE
014	414130	0170	7/10/03	\$274,500	1230	390	8	1967	3	9700	N	N	2115 168TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	145990	0040	10/16/03	\$347,000	1310	1270	8	1969	3	7552	N	N	16704 SE 23RD PL
014	414150	0070	5/23/03	\$365,000	1310	1190	8	1969	3	7210	N	N	16426 SE 21ST PL
014	414130	0060	2/13/03	\$305,000	1320	320	8	1967	3	9600	N	N	16624 SE 21ST PL
014	062730	0215	4/29/03	\$311,215	1330	960	8	1977	3	11500	Y	N	2657 WEST LAKE SAMMAMISH PW SE
014	414150	0110	10/14/04	\$359,000	1340	700	8	1968	3	6156	N	N	16410 SE 21ST PL
014	424570	0340	5/4/04	\$384,000	1350	450	8	1972	3	11623	N	N	16620 SE 31ST ST
014	404640	0200	10/20/03	\$330,000	1400	650	8	1975	3	8100	N	N	1921 165TH PL SE
014	414130	0120	3/10/03	\$350,000	1430	750	8	1967	4	12825	N	N	16617 SE 21ST PL
014	321180	0090	5/23/03	\$355,950	1440	770	8	1968	4	12740	N	N	3257 164TH PL SE
014	424570	0110	7/4/03	\$415,000	1500	1240	8	1972	3	21969	N	N	16519 SE 31ST ST
014	424570	0050	7/10/03	\$339,000	1520	900	8	1972	3	8500	N	N	3105 165TH AV SE
014	404640	0330	8/25/03	\$309,000	1580	1100	8	1969	4	8000	N	N	16583 SE 19TH ST
014	321180	0180	10/20/04	\$420,000	1590	1510	8	1974	4	12100	N	N	3228 164TH PL SE
014	424570	0350	11/10/04	\$395,000	1590	530	8	1971	3	11439	N	N	16614 SE 31ST ST
014	062730	0085	12/11/03	\$575,000	1590	1100	8	1958	3	10400	Y	N	2648 169TH AV SE
014	404640	0060	8/5/04	\$400,950	1600	1600	8	1970	4	8960	N	N	16564 SE 19TH ST
014	404640	0270	3/5/04	\$374,900	1600	1500	8	1968	3	4816	N	N	1919 165TH CT SE
014	194970	0202	10/21/04	\$350,000	1620	670	8	1972	4	9450	N	N	3403 WEST LAKE SAMMAMISH PW SE
014	752530	0260	9/22/04	\$400,000	1630	1260	8	1977	3	6875	N	N	2413 171ST AV SE
014	122405	9169	5/19/04	\$365,000	1650	0	8	1983	3	10282	N	N	3233 168TH PL SE
014	195200	0140	2/27/03	\$314,254	1680	620	8	1963	3	11840	N	N	3240 165TH AV SE
014	399930	0210	7/6/04	\$565,000	1680	900	8	1961	4	13680	Y	N	2813 170TH AV SE
014	424570	0130	6/24/04	\$410,000	1690	650	8	1972	3	12150	N	N	16605 SE 31ST ST
014	399920	0270	9/13/04	\$460,000	1710	1400	8	1962	4	11560	N	N	16543 SE 28TH ST
014	062730	0120	5/20/04	\$549,000	1780	1240	8	1958	4	10400	Y	N	2623 170TH AV SE
014	062730	0220	6/18/03	\$353,000	1820	0	8	1968	4	11220	N	N	2601 WEST LAKE SAMMAMISH PW SE
014	399920	0670	10/23/03	\$317,000	1820	0	8	1962	4	10880	N	N	16710 SE 30TH ST
014	752530	0500	5/9/03	\$495,000	1830	1450	8	1975	3	5400	Y	N	2529 170TH PL SE
014	414150	0090	7/15/04	\$433,000	1870	1080	8	1976	3	12000	N	N	16414 SE 21ST PL
014	260780	0270	3/20/03	\$309,950	1880	0	8	1983	4	8222	N	N	17003 SE 41ST ST
014	792290	0070	7/17/03	\$640,000	1890	1920	8	1967	4	9625	Y	N	2692 168TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	399930	0270	6/21/04	\$510,000	1940	1000	8	1963	4	10400	Y	N	2692 169TH AV SE
014	132405	9139	8/19/04	\$442,500	1960	0	8	1988	3	10385	N	N	4025 WEST LAKE SAMMAMISH PW SE
014	260780	0030	9/29/03	\$515,000	1970	0	8	1980	4	9740	Y	N	17226 SE 40TH PL
014	404640	0370	5/19/04	\$349,000	2000	0	8	1969	3	10000	N	N	1931 167TH AV SE
014	675200	0130	9/9/04	\$455,000	2020	470	8	1975	4	10480	N	N	16426 SE 22ND ST
014	012405	9028	7/23/03	\$975,000	2100	0	8	1954	3	170361	N	N	2211 168TH AV SE
014	438400	0080	3/21/03	\$360,000	2160	0	8	1972	3	10791	N	N	16618 SE 17TH ST
014	752530	0540	7/7/04	\$628,850	2180	1130	8	1968	4	11250	Y	N	16913 SE 25TH ST
014	260780	0860	4/12/04	\$395,000	2210	0	8	1983	3	9895	Y	N	17227 SE 40TH PL
014	382760	0130	4/9/03	\$360,000	2240	1090	8	1993	3	6899	Y	N	16425 SE 39TH PL
014	122405	9074	3/5/03	\$364,950	2350	0	8	1983	4	10125	N	N	3307 168TH PL SE
014	195468	0040	2/19/03	\$403,000	2610	0	8	1981	3	12349	Y	N	3304 168TH PL SE
014	888190	0220	12/15/03	\$325,000	2750	0	8	1978	3	6876	N	N	16915 SE 39TH ST
014	260780	1120	7/23/03	\$370,000	1540	1270	9	1979	3	14207	Y	N	3947 WEST LAKE SAMMAMISH PW SE
014	022405	9160	10/25/04	\$605,000	1660	1330	9	1965	3	13200	Y	N	15620 SE 24TH ST
014	260780	0130	6/5/03	\$381,600	1710	400	9	1979	3	8425	N	N	16920 SE 40TH PL
014	399930	0280	9/15/04	\$619,900	1720	700	9	1978	3	10402	Y	N	2800 169TH AV SE
014	260780	0830	10/29/04	\$633,000	1750	1020	9	1979	3	8524	Y	N	4056 172ND PL SE
014	012405	9077	4/16/03	\$358,000	1770	770	9	1974	3	12196	N	N	2141 168TH AV SE
014	022405	9199	3/21/04	\$570,000	1790	1170	9	1977	3	20037	Y	N	15820 SE 24TH ST
014	792280	0390	9/3/04	\$759,000	1920	1400	9	1987	3	12510	Y	N	16654 SE 25TH ST
014	012405	9079	5/14/04	\$510,000	1970	530	9	1978	3	21770	N	N	16705 SE 18TH ST
014	260780	0620	4/23/04	\$389,500	1980	0	9	1979	3	7498	N	N	4024 169TH AV SE
014	260780	0630	8/31/04	\$559,950	2040	1170	9	1982	3	7438	Y	N	16913 SE 40TH PL
014	260780	0480	10/20/03	\$385,000	2270	0	9	1979	3	10285	N	N	17011 SE 40TH CT
014	260780	0770	10/1/04	\$649,950	2280	800	9	1999	3	9010	Y	N	4063 172ND PL SE
014	260780	0740	8/8/03	\$348,000	2280	0	9	1979	3	9841	N	N	17165 SE 40TH PL
014	260780	0040	7/7/04	\$472,500	2290	0	9	1982	3	9720	N	N	17218 SE 40TH PL
014	260780	0430	7/17/03	\$365,000	2290	0	9	1979	3	7188	N	N	4023 171ST AV SE
014	260780	0660	9/22/04	\$492,750	2330	0	9	1994	3	7961	N	N	4039 170TH AV SE
014	792280	0180	8/14/03	\$570,000	2450	1020	9	1990	3	9200	Y	N	16615 SE 25TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	260780	0550	4/29/04	\$366,000	2450	0	9	1979	3	7200	N	N	17004 SE 41ST ST
014	022405	9213	12/9/03	\$435,000	2590	0	9	1984	3	11052	N	N	15604 SE 24TH ST
014	145990	0110	3/10/03	\$464,000	2700	0	9	1999	3	7368	N	N	16644 SE 24TH ST
014	260780	0710	9/17/03	\$457,000	4480	0	9	1979	3	9648	N	N	4028 170TH AV SE
014	260780	1010	8/23/04	\$537,000	2050	1200	10	1983	3	14334	N	N	4080 173RD PL SE
014	792280	0575	8/4/04	\$765,000	2370	1340	10	1979	4	12074	Y	N	16822 SE 26TH ST
014	194970	0140	8/15/03	\$659,000	2380	1630	10	1999	3	13061	Y	N	16921 SE 32ND PL
014	012405	9091	6/5/03	\$520,000	2810	0	10	2000	3	10593	N	N	16600 SE 24TH ST
014	012405	9022	4/10/03	\$534,500	3300	0	10	1998	3	10800	N	N	16412 SE 24TH ST
014	122405	9111	11/11/04	\$990,000	3300	810	11	1991	3	20831	Y	N	2937 170TH AV SE

Improved Sales Removed from this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	032405	9158	8/26/04	\$654,000	%Compl ActivePermitBeforeSale>25K
008	079320	0030	12/18/03	\$210,000	Non Representative
008	220710	0070	3/10/04	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	220710	0280	6/12/03	\$267,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	220710	0355	8/12/04	\$268,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	220710	0750	9/2/03	\$160,000	Diagnostic outlier
008	220710	0770	5/23/03	\$150,000	Diagnostic outl
008	220720	0285	12/5/03	\$165,000	Diagnostic Outlier
008	220720	0510	5/17/04	\$155,000	QUIT CLAIM DEED; STATEMENT TO DOR
008	220720	0760	1/17/03	\$180,400	Obsol
008	220720	0760	5/29/03	\$234,300	Obsol
008	220720	0765	1/31/03	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
008	220720	0830	1/8/04	\$540,000	Obsol ActivePermitBeforeSale>25K
008	220720	0870	9/16/04	\$260,000	Related Party/Friend
008	220720	0870	9/16/04	\$260,000	Related Party/Friend
008	220720	0900	5/6/03	\$190,000	EXEMPT FROM EXCISE TAX
008	323650	0360	5/20/03	\$260,000	Diagnostic Outlier
008	403680	0220	4/28/03	\$160,000	Non Representative
008	403680	0470	9/8/04	\$239,538	RELATED PARTY, FRIEND, OR NEIGHBOR
008	403680	0480	3/19/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR UnFinArea
008	403680	0605	7/28/03	\$198,921	Diagnostic Outlier
008	403680	0605	9/17/03	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	403680	0995	10/1/03	\$174,024	Diagnostic Outlier
008	403680	1120	5/16/03	\$196,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
008	403680	1350	10/14/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	403700	0035	8/26/04	\$125,000	PARTIAL INTEREST (103, 102, Etc.)
008	403720	0715	7/21/04	\$132,783	DORRatio
008	403720	0835	4/2/04	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	403740	0105	5/7/03	\$101,765	QUIT CLAIM DEED; RELATED PARTY, FRIEND
008	403740	0455	1/28/03	\$212,000	IMP. CHARACTERISTIC CHANGE SINCE SALE;
008	403760	0100	1/9/04	\$181,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	403810	0080	4/11/03	\$220,000	Diagnostic Outlier
008	403840	0090	1/7/04	\$2,210	QUIT CLAIM DEED; PARTIAL INTEREST
008	403940	0180	2/12/03	\$231,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	415760	0010	5/23/03	\$47,242	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	415760	0180	3/23/04	\$495,000	Diagnostic Outlier
008	664830	0090	10/15/04	\$7,400,000	DORRatio
008	675130	0030	5/8/03	\$283,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	675130	0155	11/25/03	\$150,000	DORRatio
008	675130	0240	8/24/04	\$298,000	RELOCATION - SALE BY SERVICE
008	675130	0240	8/24/04	\$298,000	RELOCATION - SALE TO SERVICE
008	675130	0350	5/14/03	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	675130	0425	8/20/03	\$262,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	737460	0030	4/23/03	\$227,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	737460	0330	10/21/03	\$71,420	QUIT CLAIM DEED; PARTIAL INTEREST DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

008	737460	0490	8/20/03	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	792390	0140	11/19/03	\$170,000	Diagnostic outl
008	792390	0150	4/16/03	\$176,400	NO MARKET EXPOSURE
008	792390	0150	9/30/03	\$195,000	NO MARKET EXPOSURE
008	894460	0660	10/15/04	\$131,032	DORRatio
014	012405	9071	9/22/03	\$539,000	Diagnostic Outlier
014	062730	0090	4/10/03	\$430,000	Diagnostic Outlier
014	112405	9038	3/29/04	\$288,000	Diagnostic Outlier
014	112405	9040	7/11/03	\$62,600	QUIT CLAIM DEED;RELATED PARTY,FRIEND
014	112405	9042	4/1/03	\$585,500	Diagnostic Outlier
014	112405	9066	7/14/04	\$157,500	QUIT CLAIM DEED DORRatio
014	122405	9109	7/30/03	\$816,500	Obsol
014	122405	9128	4/28/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	132405	9124	6/25/03	\$375,000	RELOCATION - SALE BY SERVICE
014	132405	9124	4/8/03	\$440,000	RELOCATION - SALE TO SERVICE
014	195200	0150	1/15/04	\$350,000	RELOCATION - SALE BY SERVICE
014	195200	0150	1/15/04	\$350,000	RELOCATION - SALE TO SERVICE
014	195200	0175	5/28/03	\$295,500	Diagnostic Outlier
014	195200	0175	1/28/03	\$245,000	Non Representative
014	260780	0230	10/22/03	\$330,000	RELOCATION - SALE BY SERVICE
014	260780	0230	10/22/03	\$330,000	RELOCATION - SALE TO SERVICE
014	260780	0660	7/29/03	\$445,000	Double Sale
014	321180	0170	10/3/03	\$282,000	Diagnostic Outlier
014	321190	0015	8/21/04	\$645,000	Diagnostic Outlier
014	345980	0010	10/21/03	\$34,172	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
014	399920	0150	3/12/04	\$525,000	Diagnostic Outlier
014	399920	0290	2/3/03	\$320,000	NO MRKT EXPOSURE;IMP.CHARACTERISTICS CHNG
014	399920	0430	11/20/03	\$60,077	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
014	399920	0480	8/4/03	\$475,000	RELOCATION - SALE BY SERVICE
014	399920	0480	8/6/03	\$475,000	RELOCATION - SALE TO SERVICE
014	403700	0695	2/13/03	\$72,966	FRIEND,OR NEIGHBOR; AND OTHER WARNINGS
014	403720	0525	1/20/04	\$265	QUIT CLAIM DEED DORRatio
014	403720	0525	7/7/04	\$265	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
014	403720	0585	11/3/03	\$160,000	Diagnostic Outlier
014	404640	0270	3/1/04	\$374,900	RELOCATION - SALE TO SERVICE
014	424570	0350	1/15/03	\$234,000	QUIT CLAIM DEED
014	438400	0070	2/4/04	\$99,599	DORRatio
014	675150	0015	8/11/04	\$393,200	Diagnostic Outlier
014	737510	0135	4/21/03	\$274,500	UnFinArea
014	737510	0231	5/22/03	\$94,097	PARTIAL INTEREST; STATEMENT TO DOR DORRatio
014	737510	0231	5/14/03	\$94,097	QUIT CLAIM DEED; RELATED PARTY, FRIEND
014	737530	0215	7/30/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	792280	0460	4/4/03	\$339,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	792290	0120	12/3/03	\$285,000	Non Representative
014	792300	0140	7/14/04	\$91,667	PARTIAL INTEREST;RELATED PARTY,FRIEND
014	792300	0140	7/14/04	\$91,667	PARTIAL INTEREST,RELATED PARTY,FRIEND
014	792300	0380	2/25/03	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	792310	0350	8/18/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis

Area 67

(1 to 3 Unit Residences)

014	792310	0600	5/29/03	\$261,000	Diagnostic Outlier
014	888190	0065	1/30/03	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	888190	0070	5/4/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis
Area 67

There were only 2 vacant land sale available for analysis. Based on the 2 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.52% increase in land assessments in the area for the 2005 Assessment Year.

***Vacant Sales Removed from this Annual Update Analysis
Area 67***

There were not enough vacant land sales in area 67 to consider in the analysis.



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Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr